



RFP 2016-032

REQUEST FOR PROPOSALS

The City of Bristol, Connecticut is accepting proposals for the following:

**Sale of Surplus Property at 312 Oakland Street,
Assessors Map 24, Lot 22/191**

All Proposals must be submitted on forms and in accordance with the specifications supplied by

the City of Bristol
Purchasing Office
111 North Main Street
Bristol, CT 06010

Proposals will be received until **1:00 pm, January 15, 2016** and opened and read publicly at that time.

Roger Rousseau
Purchasing Agent
Tel (860) 584-6195
Fax (860) 584-6171
<http://www.bristolct.gov/bids>

RFP 2016-032
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Attached Documents

Proposal Submission Form
Acknowledgment form
Non-Collusion Affidavit
Property data as shown in Assessor's records (2 pages)



**REQUEST FOR PROPOSALS
CITY OF BRISTOL, CONNECTICUT 06010**

RFP 2016-032

**Sale of Surplus Property at 312 Oakland Street,
Assessors Map 24, Lot 22/191
Bristol CT 06010**

1. Place and Time of Opening

Proposals will be received at the Purchasing Office, 111 North Main Street, Bristol, Connecticut, 06010 until **1:00 pm, January 15, 2016**. Proposals received after this time will not be considered. Proposals may be withdrawn 90 days after opening if no award has been made.

2. Property Background

The 0.14 acre parcel is identified in the Assessor's Office as Parcel ID 0184390, and is shown on Map 25 Lot 158.

3. Intent

The City of Bristol intends to sell said property owned by the City.

The property, being zoned as BG, is intended to be reused in a manner appropriate to such area. Please note that any and all property outlined herein is subject to zoning regulations as controlled and administered by the City of Bristol. Zoning classifications and regulations are available via the following link:

<http://www.ci.bristol.ct.us/DocumentCenter/View/4033>

4. Addendum

If it becomes necessary to revise any part of this request or if additional data is necessary to enable interpretation of provisions of this request, revisions will be provided to all prospective proposers who receive this request for proposals.

5. Directions for Written Submission

- A. Proposer will explain use of property including date(s) for development, costs and estimated assessed value of any improvements. Drawings, maps, and plans should be included where practical. A presentation of any proposal by the proposer, before the Real Estate Committee, Land Use Board, and/or the City Council, may be required.
- B. Proposer will explain any distinctive amenities.
- C. Proposer will provide price and conditions for any subsequent agreement. Please be advised that the current value of the property as determined by the City Assessor is determined to be \$71,960.00; proposals for less than said value may not be considered by the Real Estate Committee.
- D. Proposer will describe any financial vehicles utilized to secure any potential use, including use of state and/or federal funding and any terms and conditions of such funding.
- E. Proposer will provide expected schedule for implementation of subsequent reuse.
- F. Proposer will address parking in context of proposed use.

6. Preparation and Submission of Proposals

The following shall be considered in preparation and submission of a proposal:

- A. All proposals shall be signed in ink by the Bidder's duly authorized principal.
- B. Requests for extensions of the opening time and date will not be granted.
- C. Proposers mailing their proposals should allow for normal time to ensure receipt of their proposals by the Bristol Purchasing Agent prior to the time and date fixed for opening of proposals.
- D. Proposals or unsolicited amendments to proposals received by the Bristol Purchasing Agent after the acceptance deadline will not be considered. Proposals will be publicly opened and logged in at the time and date specified above.
- E. Each proposer shall submit one original and four (4) copies of its proposals to the Bristol Purchasing Agent in a sealed envelope. The envelope shall clearly mark the RFP number as a reference.
- F. Proposals shall include, as a separate attachment, information relating to the planned use of the property, as well as any special conditions contained in your proposal.

A bank certified check in the amount of 10% of the offered amount, payable to the City of Bristol, shall be provided by the buyer within three (3) working days of notice by the Real Estate Committee or its designee that its proposal has been recommended for approval by the City Council. Said check will be deposited into the City of Bristol accounts and held as surety for the property sale. In the event that the City Council does not grant such approval, said amount will be refunded to the buyer within fourteen (14) days of proposal rejection.

7. Selection Criteria

The City will evaluate all aspects of a particular proposal. Several important selection criteria are noted below. You are encouraged to provide as much detail and background information as deemed appropriate to fully present your proposal. The City shall evaluate each proposal as it relates to the criteria for selection. A determination as to which proposal best meets the needs of the City shall rest with the City. In making a final decision, the City may reject or accept any or all proposals in whole or in part or waive any informality in the proposals received if it is in the best interests of the City.

- Appropriate Uses: Proposals that specify appropriate uses will be favored. Taxable uses, in general, are favored. Housing, if any, shall be market rate and shall have sufficient amenities and quality to remain viable for the foreseeable future. Where new multistory buildings are to be built in place of existing structures, the upper levels may remain as unfinished space but shall have wiring chases, an elevator shaft or other appropriate mechanisms installed so that the property may be reasonably retrofitted for completion.
- Purchase Price: The total purchase price and any terms and conditions that are associated with the purchase shall be stated. Purchase price will be considered after the other selection criteria have been satisfied. The City may negotiate a potential price prior to selection. The highest price received from the RFP shall be considered for discussion.
- Economic Impact/Benefit: Economic impact is measured in terms of the overall benefits/burdens to the City and will include property taxes, long term project viability, and need for community support services.

- **Market Feasibility:** Proposals must not be speculative in nature. Those proposals that demonstrate strong market feasibility will be given more favorable consideration. Those proposals which include specific end-users, as demonstrated by letters of intent, will receive more favorable consideration.
- **Long term planning:** Developers will be favored who provide details on how they maintain quality, and in the event of leasing to tenants, on how they will prevent long term lease rate insufficiencies (rents too low to provide for upkeep) and discourage long term vacancies.

Interested parties are advised that State of Connecticut General Statutes Section 7-163e requires that prior to the transfer of any real estate from the City to any other party, a public hearing is required to be held by the City, for the purpose of receiving comments relative to such transaction. Said statute does not typically apply in the event of municipal acquisition via foreclosure.

8. Other Award Considerations

The City may reject any or all proposals for such reason as it may deem proper. In acceptance of proposals, the City will be guided by consideration of the interests of the City. The City also reserves the right to negotiate further with one or more of the purchasers as to any features of their proposals and to accept modifications of the work and price when such action will be in the best interests of the City. Review of proposals may include assessment of proposer's financial capacity, and status of current and/or past taxes or liens due.

9. Miscellaneous

The contents of the proposal submitted by the selected proposer and this RFP will become a part of any contract awarded. Reuse of property owned by the City of Bristol is subject to acceptance by the City Council. All materials submitted in response to this RFP become the property of the City of Bristol, and will be deemed "public records" within the meaning of the Connecticut Freedom of Information Act.

10. Bristol Demographics

Originally incorporated as a town in 1785, Bristol is among Connecticut's oldest municipalities. Located approximately 14 miles southwest of Hartford, the State's capital city, Bristol is a residential, manufacturing and commercial community of approximately 27 square miles and 61,000 residents. The community has a number of high quality, successful industrial and office areas, including the ESPN Broadcast Headquarters and the 229 Technology and Halcyon business parks. ESPN, which employs over 3,000 people in Bristol, has recently added several hundred thousand square feet of office and broadcasting space.

Bristol is known throughout the state for its famous amusement park, Lake Compounce (which is the nation's oldest), the Giamatti Little League Center (which annually hosts the New England Regional Little League Tournament), its manufacturing base, historic character, open space and recreation opportunities, and a good quality of life recently ranked 84th among the top 100 places to live in the United States by *CNN/Money Magazine*. The city is home to several museums, including the American Clock & Watch Museum, the Imagine Nation Children's Museum, and the New England Carousel Museum. These attractions, combined with its manufacturing base, historic character, open space and recreation opportunities, provide a good quality of life for residents and businesses.

Bristol and the Bristol area has:

- Access to interstate highway system via routes 72 and 229. The city is within 2 hours by automobile of Boston, New York City and major New England ski areas.
- Regional amenities including: Wadsworth Athenaeum, Hartford Stage, Bushnell Memorial Auditorium, Mystic Seaport and Aquarium, Mark Twain House, XL Center, U.S. Coast Guard Academy, and easy access to the Connecticut and Rhode Island shorelines.
- A location near educational institutions such as the University of Connecticut, Trinity College, Wesleyan University, Yale University, Central and Southern Connecticut State Universities, Tunxis Community College (with a satellite in Bristol), Lincoln College of New England, Albertus Magnus College, and the University of Hartford.
- Greater Hartford is home to a number of Fortune 500 companies including: United Technologies, Aetna, The Hartford Insurance Group, The St. Paul-Travelers, and the Stanley Works.

11. Community Profile

Population:	60,473 (2011 est.) 100,000 in contiguous towns. 1 million people in 17 mile radius.
Form of Government:	Mayor/City Council
Equalized Real Estate Grand List:	\$4.33 billion dollars 2009 ENGL - \$6,111,926,027
Tax Rate:	Current mill rate 34.61 mills effective July 1, 2015
Key Businesses:	ESPN, Bristol Hospital, Webster Bank, Barnes Group/ Associated Spring, Otis Elevator, Covanta, Eastern Plastics, Theis Precision Steel, Rowley Spring
Total Households:	25,127 (2011)
Median Sales Price/ Single Family Homes:	\$192,500 (2010)
Median Household Income:	\$60,032 (2011)
Bond Rating (Moody's):	Aa2 (2013)
Highway Access:	Connection to Connecticut Interstate Route 84 (5 miles) and 691 (7 miles) and Route 8 (6 miles) via Routes 229, 72, 69 and US 6.
Airport Access:	Bradley International Airport, Windsor Locks, CT - 40 minutes; Roberts Airport, Plainville, CT - 10 minutes

**PROPOSAL FORM
CITY OF BRISTOL, CONNECTICUT**



**RFP 2016-032
Sale of Surplus Property at 312 Oakland Street,
Assessors Map 24, Lot 22/191**

Opening: 1:00 pm, January 15, 2016

Purchasing Office
111 North Main Street
Bristol, Connecticut 06010

In accordance with the City's requirements as outlined in this Request for Proposals, the undersigned agrees to

1. Sale of surplus property at 312 Oakland Street, Map 24 Lot 22/191

\$_____.

(a separate attachment outlining cost portion of proposal may be provided in lieu of this page)

The undersigned is familiar with the conditions surrounding this call for proposals, is aware that the City reserves the right to reject any and all proposals, and is submitting this proposal without collusion with any other person, individual or corporate.

Witness		Signature	
Company Name		Printed Name	
Address		Title	
Town	State	Zip Code	Date
Federal ID # (or SSN)		Telephone Number	

RETURN THIS FORM IMMEDIATELY!

City of Bristol, Connecticut
Acknowledgment: Receipt of RFP Documents

RFP Number: **2016-032**

Title: **Sale of Surplus Property at 312 Oakland Street
Assessors Map 24, Lot 22/191**

Please take a moment to acknowledge receipt of the attached documents. Your compliance with this request will help us to maintain proper follow-up procedures while ensuring that all recipients have the opportunity to submit proposals.

Date RFP was released

December 8, 2015

Date RFP was received

____/____/____

Do you plan to submit a proposal?

Yes____ No____

Print or type the following information:

Company name:

Address:

City or Town:

Phone:

Fax:

Email:

Received by:

Note: Faxed acknowledgments are requested!

FAX (860)584-6171

A cover sheet is NOT necessary.

IMPORTANT: DO NOT FAX PROPOSALS.

PROPOSALS MUST BE SUBMITTED IN SEALED PACKAGES



**CITY OF BRISTOL, CONNECTICUT
NON-COLLUSION CERTIFICATION**

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

Legal Name of Bidder: _____

Business Address: _____

Name of Authorized Agent _____ Title: _____

Phone: _____ Fax: _____

Signature: _____ Date: _____

312 OAKLAND ST**Location** 312 OAKLAND ST**Assessment** \$71,960**Mblu** 24/ / 22/191/ /**Appraisal** \$102,800**Acct#** 0184390**PID** 18060**Owner** CITY OF BRISTOL THE**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$54,500	\$48,300	\$102,800
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$38,150	\$33,810	\$71,960

Owner of Record

Owner CITY OF BRISTOL THE
Co-Owner
Address 111 NORTH MAIN STREET
 BRISTOL, CT 06010

Sale Price \$0
Certificate
Book & Page 2001/ 159
Sale Date 08/10/2015
Instrument 34

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF BRISTOL THE	\$65,000	1	2001/ 159	34	08/10/2015
GAGNIER ROGER			1524/ 830	25	10/20/2003
DESCO ASSC			1004/ 931		10/05/1990
SCARRITT DAVID J TRUST			964/ 719		07/09/1989

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 1454
Replacement Cost: \$114,963
Building Percent 47
Good:
Replacement Cost
Less Depreciation: \$54,000

Building Photo

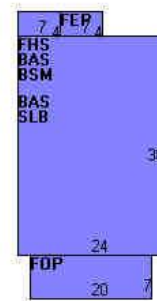
Building Attributes	
Field	Description
Style	Conventional

Model	Residential
Stories:	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Attic	None
Bsmt	Full
Bsmt Gar	None
Fireplaces	0
Fin Bsmt	
Fin Bsmt Qual	
MHP	



(<http://images.vgsi.com/photos/BristolCTPhotos//\00\01\64\35.JPG>)

Building Layout



Building Sub-Areas			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	892	892
FHS	Half Story, Finished	864	562
BSM	Basement	864	0
FEP	Porch, Enclosed	28	0
FOP	Porch, Open	140	0
SLB	Slab	28	0
		2816	1454

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family

Land Line Valuation

Size (Acres) 0.14
Frontage 40

Zone BG
Neighborhood 30
Alt Land Appr No
Category

Depth
Assessed Value \$33,810
Appraised Value \$48,300

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio	BR	Brick	100 S.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$54,500	\$48,300	\$102,800
2013	\$54,500	\$48,300	\$102,800
2012	\$54,500	\$48,300	\$102,800

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$38,150	\$33,810	\$71,960
2013	\$38,150	\$33,810	\$71,960
2012	\$38,150	\$33,810	\$71,960

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